

ANNA VALLEY, RED RICE AND UPER CLATFORD NEIGHBOURHOOD PLAN

RECORD OF DISCUSSION

The Meeting was attended by 130 Parishioners and a record was taken of all participants. Presentations were made by

1. **Katie Rasdall Lawes, Principal Planning Policy Officer at TVBC** spoke on the consultation which starts imminently to review the Local Plan, the reasons why an NDP is an important planning tool for any Parish Council and how many other Parishes are doing it in the Borough.
2. **Peter Kiddle, Parish Councillor – Goodworth Clatford.** Peter gave us the benefit of the experience Goodworth Clatford has had in doing their NDP, where they currently are in the process and some of the impacts it has had on their community.
3. **Charles Eyre, Chairman of the Parish Council NDP Steering Group** –outlined the draft programme and timeline we plan to follow. We will also explain how we aim to get the whole community engaged to ensure the resulting Plan reflects the aspirations of the community

All these presentations are available on <http://www.upperclatford.com/community/upper-clatford-15048/the-document-centre/>

The Question and Answer session was chaired by:

- Peter Heslop - Chairman of the Upper Clatford Parish Council

The discussion panel included:

- Miss Rasdall Lawes - Principal Planning Policy Officer, TVBC
- Peter Kiddle – Goodworth Clatford Parish Council
- Charles Eyre - Chair of the NDP Steering Group

QUESTION: HOW LONG DOES THE [NDP] PLAN LAST ONCE IT HAS BEEN ADOPTED?

Peter Heslop responded, that as far as he was aware, it is indefinite. Katie Rasdall Lawes said that whilst an NDP can potentially last for an indefinite period, an NDP is akin to a local plan in that it will slowly become out of date the older it gets, particularly if the NDP covers housing. It may also carry less weight in determining planning applications if there are legislative changes nationally or a new Borough local plan is adopted.

QUESTION: A LOT OF PEOPLE DON'T LIKE PUTTING THEIR NAME ON FORMS. HOW IMPORTANT IS IT? CAN YOU BE ANONYMOUS?

Peter Heslop responded that it is very important that we know individual names, otherwise the questionnaire could have been filled in by anybody. It must be completed by someone living in the Parish. He confirmed that none of the comments will be attributable to an individual without permission. Analysis of all respondents provides evidence to the Examiner that the village has been consulted and that we have not made anything up. So it is important to have your name and Post Code. This data will not reach anybody else.

Peter Kiddle confirmed it is also necessary to know people's names in order to do follow up.

QUESTION: THERE IS GREAT PRESSURE ON HOUSING APPLICATIONS. ARE THERE ANY NEW ALLOCATIONS PROPOSED IN UPPER CLATFORD WHICH ARE NOT ALREADY ALLOCATED IN THE LOCAL PLAN?

Charles Eyre said it might be of interest that there were 20 new builds within our Parish in the last 10 years.

Miss Rasdall Lawes, TVBC Planning stated that there are housing allocations in the Local Plan but not in this Parish, so housing development will really be governed by the community and whether they need more houses or housing of a particular type.

Charles Eyre said the questionnaire does ask questions which will inform this issue, and in the second phase of the NDP Working Groups would be gathering further evidence on housing needs.

Peter Heslop said there might be a need from Government in the future for more development. Therefore it would be a good idea to have an NDP in place so we have a greater say as to where development goes and what type of development we want.

QUESTION: WHAT IS THE POSSIBILITY OF SOCIAL HOUSING BEING BUILT FOR YOUNGSTERS OF FAMILIES WHO ALREADY LIVE IN THE PARISH?

Peter Heslop said if the outcome of the questionnaire is a demand for more social housing, then it will be incorporated in the Plan.

QUESTION: BUNGALOWS (E.G. ABOVE TOWN) HAVE BEEN SOLD ON TO OTHER PEOPLE. THEY WERE BUILT PARTICULARLY FOR PEOPLE HERE BUT NOW THEY HAVE BEEN SOLD.

Charles Eyre said this type of issue is reflected in the questionnaire and urged residents to make add in the questionnaire so we explore this in more detail when we start to gather more evidence.

Miss Rasdall Lawes, TVBCV Planning also said there is a mechanism for housing being sold on. Houses [built as affordable housing] don't necessarily have to be sold on. Aster are disposing of some of their old housing stock at present but in future old housing stock will have to be sold or leased on an affordable housing basis. [Note: Old housing stock is only sold on when it is considered too old to repair/maintain economically.]

QUESTION: MY UNDERSTANDING IS THAT THE LOCAL PLAN IS A STATUTORY INSTRUMENT AND THAT OUR NDP WILL BECOME A STATUTORY INSTRUMENT.

Miss Rasdall Lawes, TVBC Planning confirmed the NDP would have to be in accordance with the TVBC Local Plan but they both carry weight when considering a planning application. In any planning application, the NDP would therefore be taken into account alongside TVBC Local Plan.

QUESTION: IF OUR COMMUNITY DECIDES THERE ARE AREAS OF CONCERN - E.G. TRANSPORT - HOW INFLUENTIAL CAN OUR PLAN BE?

Charles Eyre responded that the questionnaire covers this type of issues, which will help update the Parish Plan. In some cases, there may be a limit to what the Parish Council we can do (e.g. on traffic etc), but it will inform the Parish Council as to what parishioners consider important.

QUESTION: DOES OUR NEIGHBOURHOOD PLAN HAVE TO CONFORM TO THE LOCAL PLAN? HOW CAN IT INFLUENCE IT?

Peter Kiddle (Goodworth Clatford) explained that The TVBC Local Plan covers the whole of the Test Valley. In that respect TVBC policy will be quite general as it has to cover a wide range of scenarios. An NDP looks at

specific local characteristics considered important that might not be reflected in the TVBC Local Plan - for example, housing design or location of development. An NDP ensures this is considered at a village level. The proposed design of a house in Andover may not be appropriate for Upper Clatford in terms of the specifics of style, windows, materials, look, etc., or the siting of a house. In this way, you can ensure development is compliant with the TVBC Local Plan but is also appropriate for your own particular area.

QUESTION: IS THERE ANY FURTHER INFORMATION ABOUT THE SALE OF WYEVALE GARDEN CENTRE - ANY DEVELOPMENT?

Maureen Flood (Borough Councillor Anna Ward) said the area is in the Parish of Abbott's Ann. It is currently part of a business transaction as Wyevalle are apparently selling off all their businesses. The land there is for business use, although the car park is actually in the 'gap'. At this time, it is not known what the outcome will be.